

\$899,000 - 256, 52343 Range Rd 211, Sherwood Park

MLS® #A2262111

\$899,000

4 Bedroom, 3.00 Bathroom, 1,593 sqft

Residential on 0.17 Acres

NONE, Sherwood Park, Alberta

Visit REALTOR® website for additional information. New (never used) Fridge, Stove, dishwasher, California Cherry hardwood floors refinished, new furnace 1 1/2 yr, new hot water tank (Aug 2025) newer septic pump (2019), Septic tank cleaned Feb 11, 2025, new paint thru out, smart Bidet in master, All Window coverings, black outs in basement and master bedrooms, wood fireplace in basement

(can be connected to furnace), Hepa UVC medical air cleaner on furnace, walk out basement, deck off kitchen to view the lake, vaulted

ceilings in main (kitchen, family room), upper/lower under cabinet lighting, floor, vaulted ceilings include 2 main floor bedrooms, very

private yard and patio under deck at walkout, large deck in back yard, Rock gardens through out front and back yard, Construction of the house is all 1/2-inch plywood. Temporary fencing around the back (keeps geese out, protection small dogs, small children) Snow blower, riding lawn mower, 2 sheds yard light.



Built in 2004

Essential Information

MLS® # A2262111

Price \$899,000

Bedrooms 4

Bathrooms	3.00
Full Baths	3
Square Footage	1,593
Acres	0.17
Year Built	2004
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

Community Information

Address	256, 52343 Range Rd 211
Subdivision	NONE
City	Sherwood Park
County	Strathcona County
Province	Alberta
Postal Code	T8G 1A6

Amenities

Parking Spaces	7
Parking	Double Garage Attached, Parking Pad
# of Garages	2
Is Waterfront	Yes

Interior

Interior Features	Breakfast Bar, Ceiling Fan(s), Central Vacuum, Closet Organizers, Crown Molding, High Ceilings, Kitchen Island, Laminate Counters, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Soaking Tub, Storage, Sump Pump(s), Vaulted Ceiling(s), Walk-In Closet(s), Wired for Sound, Bidet
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave, Range Hood, Stove(s), Washer/Dryer, Window Coverings, ENERGY STAR Qualified Dishwasher, ENERGY STAR Qualified Dryer, ENERGY STAR Qualified Refrigerator, ENERGY STAR Qualified Appliances, ENERGY STAR Qualified Washer, Electric Water Heater, Humidifier, Induction Cooktop, Satellite TV Dish
Heating	Central, Fireplace(s), Forced Air, Exhaust Fan, ENERGY STAR Qualified Equipment, Humidity Control
Cooling	Central Air, ENERGY STAR Qualified Equipment
Fireplace	Yes

# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Crawl Space, Finished, Full

Exterior

Exterior Features	Lighting, Private Yard, Rain C
Lot Description	Environmental Reserve, Fe Neighbours Behind, Private, Gentle Sloping, Native P Waterfront, Yard Lights
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding
Foundation	Poured Concrete



Additional Information

Date Listed	October 6th, 2025
Days on Market	6
Zoning	Residential

Listing Details

Listing Office	PG Direct Realty Ltd.
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